



CENTURY
COMMUNITIES

LOT 24M HOUSE FILE

2825 SAGE RANCH DR.

IN THE HILLS AT DEERBROOKE

KNOX | ELEVATION C

LISTED PRICE \$356,305



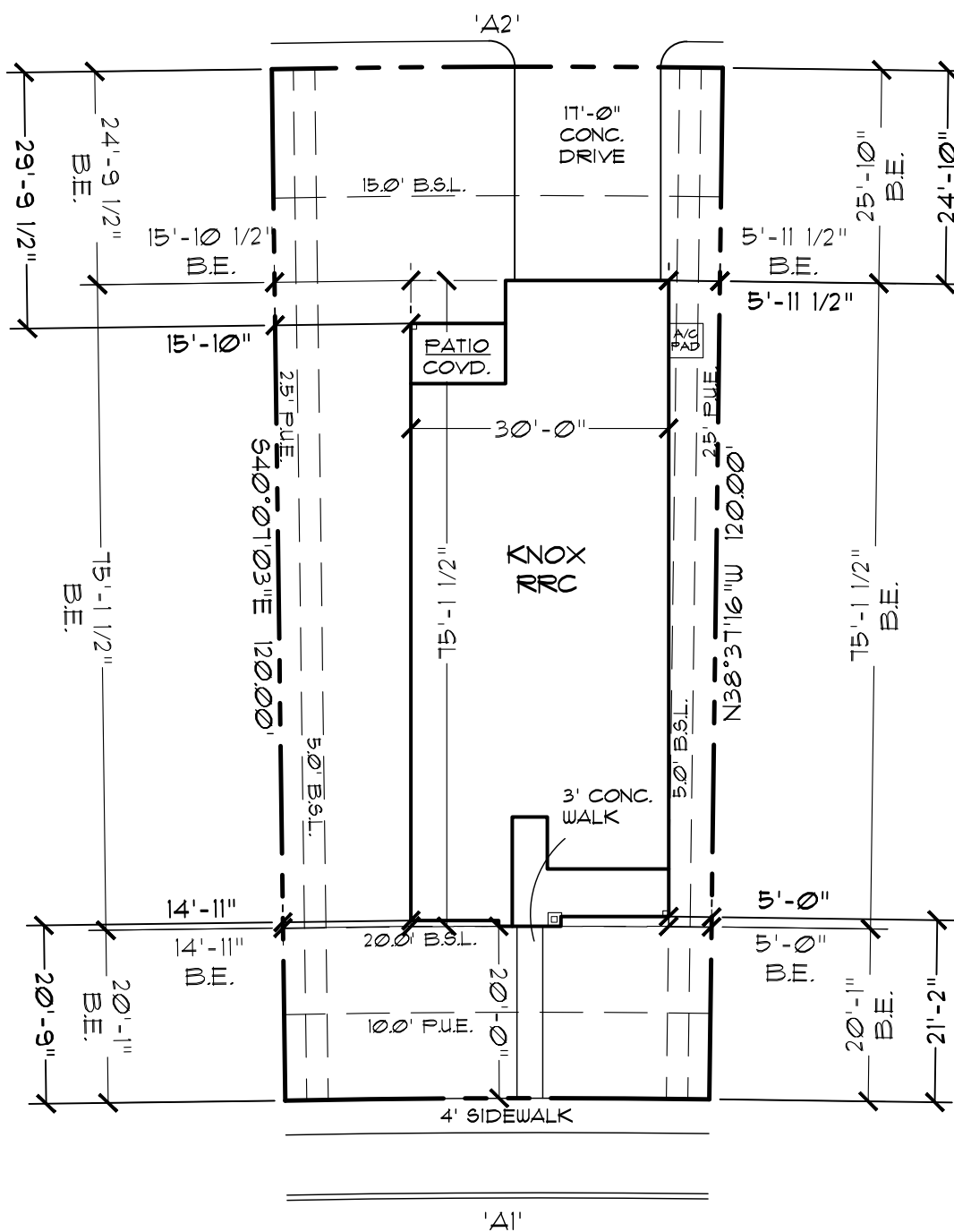
SURVEYORS TO VERIFY ALL LOT DATA.

ARC TABLE

ARC	LEN.	RAD.	CHRD. BRG.
'A1'	49.36'	1530.00'	N50°27'11"E
'A2'	52.49'	1650.00'	S50°28'02"W



SCALE: 1 = 20'



Impervious Chart:	Sqft.
Front/Sides Sod:	1461.54
Rear Sod:	998.91
City Walk:	197.18
Drive Approach:	55.02
Total Flatwork*:	752.26
House Pad:	2177.98
Patio:	0.00
Drive:	424.39
Conc. Walk:	59.67
A/C Pad:	16.00
Total:	2678.04
Imper. Cover:	43.82%

*Total Flatwork Includes City Walk, Drive, Conc Walk, A/C Pad, and Patio

SITE PLAN
SHEET 1 OF 2
2825 SAGE RANCH DRIVE

BUILDERS REPRESENTATIVE TO VERIFY ALL LOT DATA, LOCATION OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT. KIPP FLORES ARCHITECTS MAKES NO REPRESENTATION AS TO THE EXISTENCE OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT.

LOT AREA: 6110.75 SQ. FT.

SIDEWALKS PER CITY OR SUBD. REQ.

KIPP FLORES ARCHITECTS
(512) 335-5477 fax (512) 335-5852
11776 Jollyville Rd. Suite 100
Austin, Texas 78759

REGISTERED ARCHITECT
SABAS C. FLORES
STATE OF TEXAS
73958
02/08/21

ADDRESS 2825 SAGE RANCH DRIVE		
LOT 24	BLK M	CITY, STATE LEANDER, TX
SUBDIVISION DEERBROOKE, PH.2, SEC.5		
BUILDER CENTURY COMMUNITIES	DATE 11/16/2020	

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SCALE: 1" = 20'

LANDSCAPING/TREE NOTES:

-ONE (1) TWO (2") CALIPER INCH STREET TREE SHALL BE PLANTED AT A SPACING NOT TO EXCEED THIRTY (30') FEET ALONG THE NEIGHBORHOOD STREETS WITHIN SINGLE FAMILY NEIGHBORHOODS.

-STREET TREE LOCATION SHALL MATCH TREE LOCATION AND SPECIES ON OPPOSITE SIDE OF NEIGHBORHOOD STREETS.

-TREE CALIPER IS THE TRUNK DIAMETER OF A TREE AT EIGHTEEN (18") INCHES ABOVE NATURAL GRADE PER THE COMPOSITE ZONING ORDINANCE.

-ALL PLANTS AND TREES WILL BE SELECTED FROM THE LEANDER APPROVED LIST.

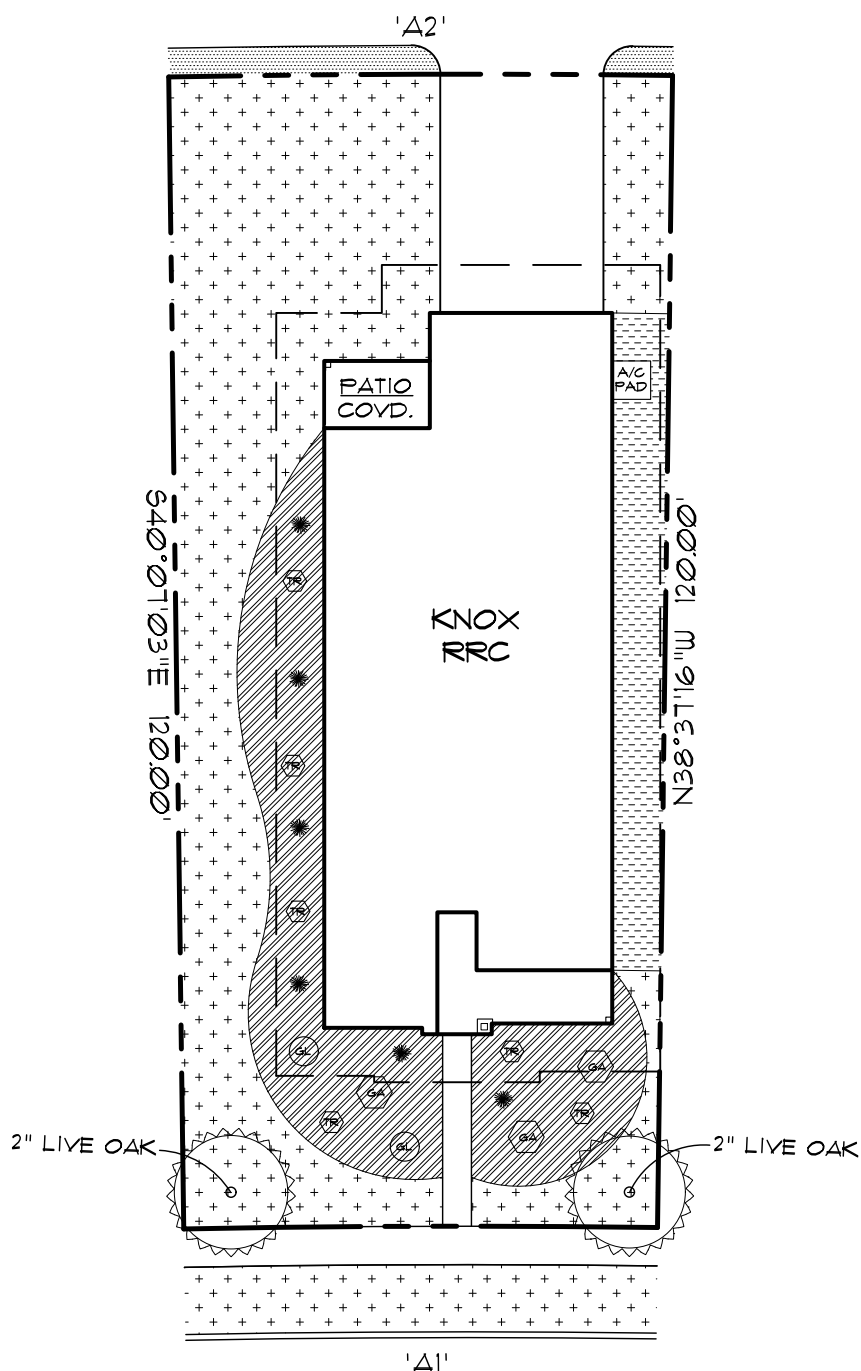
-ALL NEW LANDSCAPES (NON-RESIDENTIAL AND RESIDENTIAL) ARE REQUIRED TO HAVE A MINIMUM OF 6" OF SOIL DEPTH IN AREAS PLANTED WITH TURF GRASS. THIS 6" MIN. SOIL DEPTH WILL CONSIST OF 75% SOIL BLENDED WITH 25% COMPOST. THE SOIL/COMPOST BLEND SHALL BE INCORPORATED INTO THE TOP 2" OF THE NATIVE SOIL. THE 6" DEPTH REQUIREMENT DOES NOT APPLY TO THE AREA BETWEEN THE DRIP LINE AND TRUNK OF EXIST. TREES, SHRUB BEDS OR WILDSCAPE AREAS, AREAS WITH EXISTING NATIVE VEGETATION THAT REMAIN UNDISTURBED SHALL BE EXEMPT FROM THE SOIL DEPTH PROVISION, PROVIDED THAT THE NATIVE SOIL AND VEGETATION IN SUCH AREA IS FENCED DURING CONSTRUCTION AND PROTECTED FROM DISTURBANCE AND COMPACTION DURING THE CONSTRUCTION PROCESS.

-ALL DISTURBED OR COMPACTED AREAS AND ROW SHALL BE RE-VEGETATED BY THE DEVELOPER (MULCH IS NOT AN ACCEPTED MATERIAL FOR RE-VEGETATION OF THESE AREAS.

-NO MORE THAN 50% OF THE SAME SPECIES MAY BE PLANTED TO MEET THE TREE PLANTING REQUIREMENTS.

-NO MORE THAN 50% OF THE LOT MAY CONSIST OF NON-PLANT MATERIAL IN THE YARD AREA.

-A DISTURBANCE AREA NO LESS THAN FIVE (5') FEET FROM THE FOUNDATION NECESSARY FOR CONSTRUCTION AND GRADE TRANSITIONS SHALL BE PERMITTED.



Landscape Calculations	Sq. Ft.
Front Sod:	1117.71
Rear Sod:	998.91
Total Sod:	2116.62
Lot Area Minus Impervious Cover:	3432.71
Sod Percent:	61.66%
River Rock Area:	361.77
Mulch Bed Area:	955.69
Non-Plant Material Percent:	38.34%

SPECIES	COUNT	SIZE
LIVE OAK	2	2"
GLOSSY ABELIA	3	5 gal
GOLD LANTANA	2	5 gal
GULF MUHLY	6	1 gal
TRAILING ROSEMARY	6	1 gal

- CRUSHED GRANITE
- TIFF 419 SOD
- TEXAS HARDWOOD MULCH
- RIVER ROCK
- GLOSSY ABELIA (5 GAL.)
- GOLD LANTANA (5 GAL.)
- TRAILING ROSEMARY (1 GAL.)
- GULF MUHLY (1 GAL.)

LANDSCAPE PLAN
SHEET 2 OF 2
2825 SAGE RANCH DRIVE

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THE HILLS AT DEERBROOKE

KNOX | PLAN 1560

APPROX. 1560 SQ. FT.

1-STORY | 3 BEDROOMS | 2 BATHROOMS | 2-BAY ATTACHED GARAGE
OPTIONS FOR DUAL SINKS IN PRIMARY BATH, COVERED PATIO AND MORE



ELEVATION A



ELEVATION B



ELEVATION C



Prices, plans, and terms are effective on the date of publication and subject to change without notice. Square footage/acreage shown is only an estimate and actual square footage/acreage will differ. Buyer should rely on his or her own evaluation of usable area. Depictions of homes or other features are artist conceptions. Hardscape, landscape, and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. ©2020 Century Communities, Inc. Rev. 12/17/2020

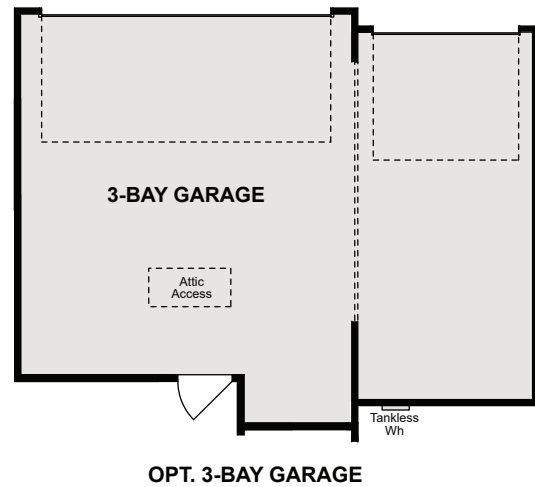
Floor Plan

KNOX | PLAN 1560

APPROX. 1560 SQ. FT.

1-STORY | 3 BEDROOMS | 2 BATHROOMS | 2-BAY ATTACHED GARAGE

OPTIONS FOR DUAL SINKS IN PRIMARY BATH, COVERED PATIO AND MORE



FLOOR PLAN



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Deerbrooke 50s

Spec Options

Lot/Address: 24M5	2825 Sage Ranch Dr	Type: SPEC	Base House: \$334,990.00
Phase:		Release Date: 20-Oct-2020	Base Lot:
Model/Elev: Knox () - Knox 1560		Const. Start Date: 06-Jan-2021	Lot Premium: \$5,000.00
Swing: Right		Permit Date:	Options: \$16,315.00
		Permit No:	Total: <u>\$356,305.00</u>

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
1/[1]	30-Oct-2020	Yes	Yes	Elevations and Community Specs	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	STD	HOMEAUTO.CHC	Century Home Connect: includes (1) Front Door Deadbolt, (2) switches, (1) Nexia WiFi/Z-wave thermostat, and a Structured Wiring Panel. If buyer Opts In, this also includes (1) Google Home Hub delivered after closing, and an in-home consulting appointment by Best Buy after internet is set up.	1.00 / Each	
2/[2]	STD	XCENCOMP	Century Complete Package - Includes 42" upper cabinets; 36" tall bathroom vanities; L1 solid surface at Kitchen counters; Stainless Steel Appliances; Subway tile at Kitchen backsplash; Standard floor tile at Kitchen/Entry/Wet areas; Level 2 Carpet	1.00 / Each	
3/[3]	STD	XCSFDEERBR50	Deerbrooke 50 Community Specific Features Interior Scheme: Alpine Package I, Exterior Scheme: Tahoe Scheme	1.00 / Each	
4/[4]	OPT	XXELEVATIONC	C Elevation	1.00 / Each	\$2,100.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
2/[2]	30-Oct-2020	Yes	Yes	Structural	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	OPT	XCOVPATOPT	Covered Patio	1.00 / Each	\$5,450.00
2/[2]	OPT	XMBTH2LAVOPT	Owner's Bath 2nd Lav Option	1.00 / Each	\$1,000.00
3/[3]	UPG	XENT6F8CRFTS	Craftsman with Shelf Mahogany Entry - 6'8"	1.00 / Each	\$650.00
5/[5]	UPG	XFLREXTGOLD	Tile Plank in Standard and Extended Areas (ilo 17x17 tile and carpet)	1.00 / Each	\$4,510.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
3/[3]	30-Oct-2020	Yes	Yes	LV	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
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Deerbrooke 50s Spec Options

Lot/Address: 24M5 2825 Sage Ranch Dr	Type: SPEC	Base House: \$334,990.00
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Model/Elev: Knox () - Knox 1560	Const. Start Date: 06-Jan-2021	Lot Premium: \$5,000.00
Swing: Right	Permit Date:	Options: \$16,315.00
	Permit No:	Total: <u>\$356,305.00</u>

1/[1]	UPG	XELECPLTNM	Platinum Electric and Low Voltage Package: Includes 4 recessed can lights, 2 switches, 1 USB outlet, Decora switches, 1 Hi-Lo, and 2 12" LED Under Cabinet Lighting Strips	1.00 / Each	\$1,505.00
2/[2]	UPG	XELRECAN	Additional 4 Recessed Cans with Switch *Placement Diagram Required, Please Select Room* Location: Master Bedroom	1.00 / Each	\$450.00

Addendum Number	Document Date	Approved			Cash/Finance	Paid	NSF
		Buyer	Builder	Reference			
4/[4]	29-Dec-2020	Yes	Yes	Deco	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	UPG	XBLWHPVC	Blinds - White PVC - Standard Plan	1.00 / Each	\$650.00



Tahoe Exterior Scheme

A: Evening Shadow SW7662 (Exterior Stucco, Horizontal Lap or Smooth Siding)

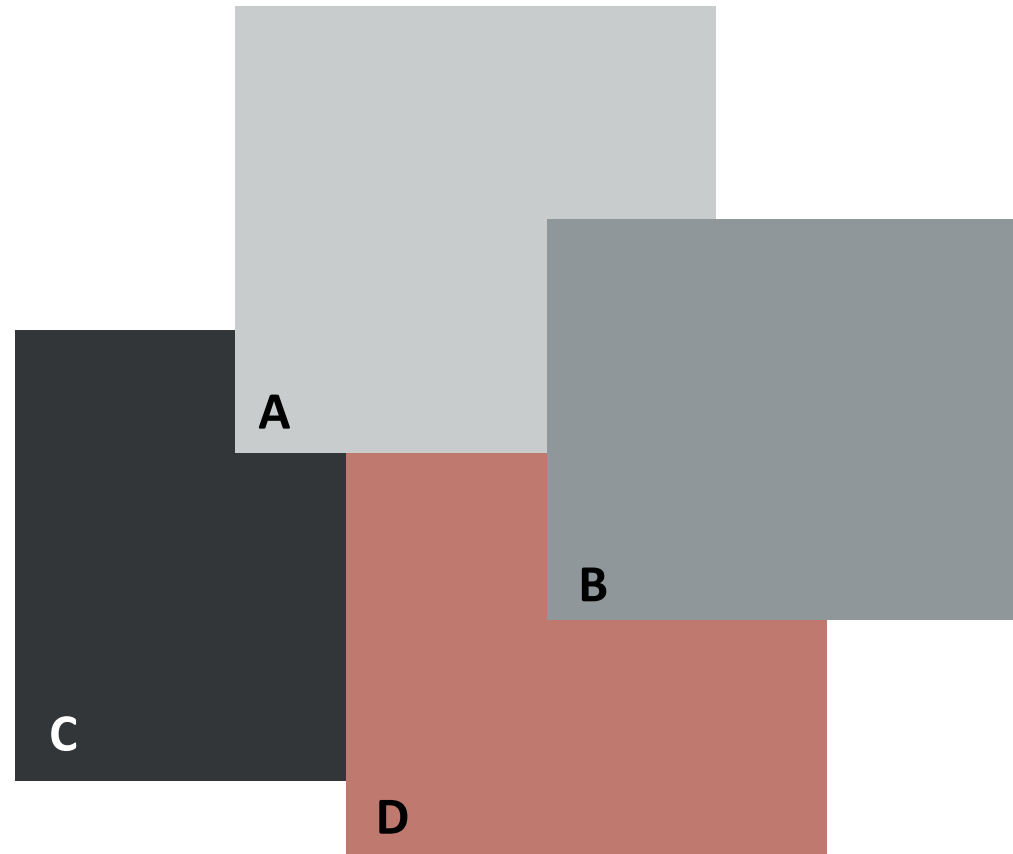
B: Steely Gray SW7664 (Vertical Siding)

C: Black of Night SW6993 (Trim)

D: Coral Clay SW9005 (Front Door)



Stone: Blue Moon with White Mortar





Date: 12/29/2020

ADDRESS: 2825 Sage Ranch
 SUBDIVISION: Deerbrooke 50's & 60's
 HOMEOWNER:
 PLAN/ELEVATION: Knox 'C'
 SALES COUNSELOR: K Nelson

TAHOE EXTERIOR - COLOR & FINISH SELECTIONS

MASONRY

STONE	Exterior Cobra Stone: Blue Moon	*Stone selection applicable to all elevations A, B, & C
STONE MORTAR	Exterior White	

PAINT & STAIN - EXTERIOR

	BRAND	COLOR	FINISH
FASCIA:	Sherwin Williams:	Evening Shadow SW7662	Low Sheen
SOFFIT:	Sherwin Williams:	Evening Shadow SW7662	Low Sheen
STUCCO:	Sherwin Williams:	Evening Shadow SW7662	Low Sheen
HORIZONTAL LAP OR SMOOTH SIDING	Sherwin Williams:	Evening Shadow SW7662	
VERTICAL BOARD AND BATTEN SIDING	Sherwin Williams:	Steely Gray SW7664	
GARAGE DOOR:	Sherwin Williams:	Black of Night SW6993	Low Sheen
TRIM @ GARAGE DOOR:	Sherwin Williams:	Black of Night SW6993	Low Sheen
BACK DOOR (Ext. Side):	Sherwin Williams:	Black of Night SW6993	Low Sheen
EXTERIOR DOOR TRIM:	Sherwin Williams:	Black of Night SW6993	Low Sheen
EXTERIOR TRIM (Windows, Accent Bands, & Corners):	Sherwin Williams:	Black of Night SW6993	Low Sheen
FRONT DOOR PAINT (Fiberglass only):	Sherwin Williams:	Coral Clay SW9005	Semi Gloss
FRONT DOOR STAIN (Wood only):	Sherwin Williams:	Black Walnut SW3234	Semi Gloss
EXTERIOR STAIN DETAIL:	Sherwin Williams:	Black Walnut SW3234	Semi Gloss

GARAGE DOOR

Garage Door: Wayne Dalton 9100 - Steel Garage Door - Insulated

Garage Door Style: Contemporary Flush

Buyer Signature: _____ **Date:** _____

Buyer Signature: _____ **Date:** _____

Century Representative Signature: Kenya Nelson **Date:** 12.29.20



COMPLETE PACKAGE

Buyers :	
New Home Address:	2825 Sage Ranch
Plan and Elevation:	Knox 'C'
Email Address:	
Contact Phone Number:	

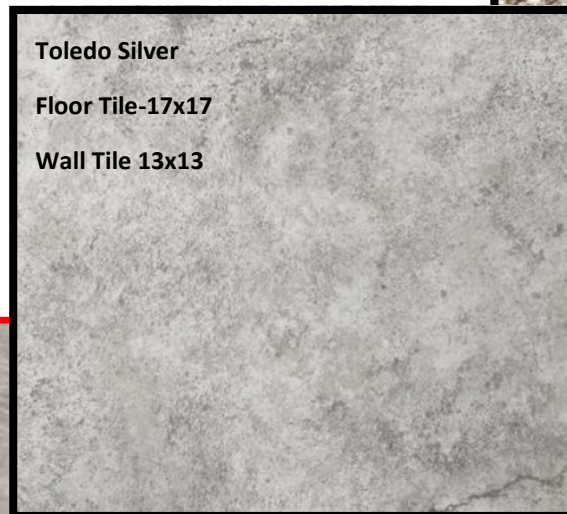
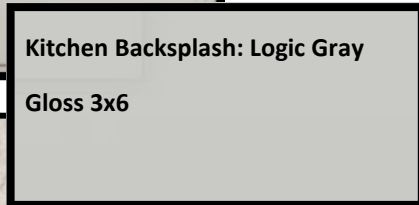
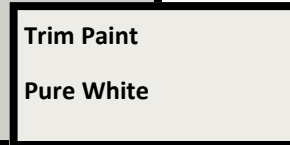
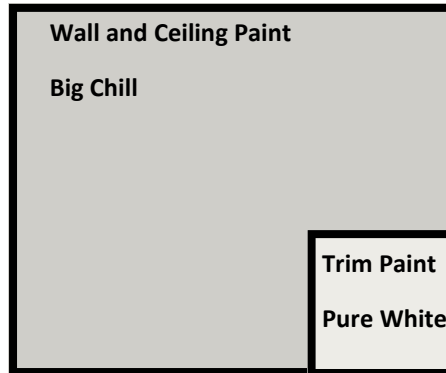
Alpine Package I

Cabinets	Lexington Extra White (42" Kitchen Uppers, 36" Bathroom Vanities)
Kitchen Countertop	Sparkling White Quartz with eased edge
Bathroom Countertops	Venetian Marble Polar White
Flooring in Entry, Kitchen, Per Plan	EM Toledo Silver 17x17 Standard Level Tile, Laid Straight, Grout: Pewter 02
Utility and Bath Floor Tile	EM Toledo Silver 17x17 Standard Level Tile, Laid Straight, Grout:Pewter 02
Bathroom Wall Tile	EM Toledo Silver 13x13 Standard Level, Laid Straight, Grout:Pewter 02
Kitchen Backsplash	Logic 3x6 Gray Gloss, Laid 50% offset, Grout: Unsanded White
Carpet	Shaw Angler's Edge Buff #110 Level 1
Interior Door Style	Riverside
Wall and Ceiling Paint	Big Chill SW7648
Interior Trim Paint	Pure White SW7005

**Wood tile flooring option ILO of 17x17:
EMS Albero Foresta 8"x24", stagger 30%, Grout: Mapei Silver 27+**

Buyer 1 Signature:		Date:	
Buyer 2 Signature:		Date:	
Century Representative:	<i>Kenya Nelson</i>	Date:	12.29.20

Alpine Scheme I





CLICK HERE
for example photos of this home



DEERBROOKE

THE HILLS & THE CANYONS

UTILITIES

Water and Trash

City of Leander 512.259.1142

Electric

Pedernales Electric Cooperative 888.554.4732

Gas

Atmos Energy 888.286.6700

Telephone/Cable/Internet

AT&T / U-Verse 855.630.3735

Spectrum 855.273.7629

Post Office

801 S. HWY 183 800.275.8777

AMENITIES/LOCAL AREA

- Flex-use community center, fitness center & yoga space
- Infinity edge swimming pool & splash pad
- Open-air Pavilion, miles of trails & green spaces
- Fenced-in dog park
- Cinemark Theater Cedar Park
- 1890 Ranch Shopping Center
- The Shops at Whitestone
- Costco Wholesale and Whole Foods Market
- HEB Event Center

HOMEOWNERS ASSOCIATION

Alamo Management Group 210.485.4088

Contact: Luis Bayona

Luis@alamomg.com

<https://www.alamomanagementgroup.com/>

Quarterly dues - \$150

Transfer fee: \$395

HOA Dues will include the following: pool, clubhouse, park, gym, landscaping and other associated expenses

ESTIMATED 2021 PROPERTY TAXES

City of Leander	0.5368670
Williamson CO	0.4187190
Austin Community College	0.1058000
Williamson CO FM/RD	0.0400000
Leander ISD	1.4184000

Estimated Tax Rate: 2.519786%

DEERBROOKE PID ESTIMATED ANNUAL ASSESSMENT INSTALLMENT

The Hills-50' Lots	\$1,300
The Canyons-60' Lots	\$1,500

SCHOOLS

As residents of Deerbrooke, your children may attend the following **Leander ISD** public schools:

Plain Elementary

501 S. Brook Drive
Leander, TX 78641
Phone - 512.570.6600

Danielson Middle School

1061 Collaborative Way
Leander, TX 78641
Phone - 512.270.3900

Glenn High School

1320 Collaborative Way
Leander, TX 78641
Phone - 512.570.1400

EMERGENCY SERVICES

• Leander Police Department	512.528.2800
• Leander Fire Department	512.528.2848
• Cedar Park Regional Emergency	512.379.3500



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